



Summary Statistics

	Rent	Pool	Wash /Dry	Furnished	Sq. Feet	Baths	Dis from DT
Mean	1,187.80	0.80	0.56	0.08	1,114.02	1.94	10.61
Standard Deviation	585.28	0.40	0.50	0.27	197.24	0.34	6.02
Sample Variance	342,553.88	0.16	0.25	0.07	38,905.35	0.11	36.25
Minimum	610.00	-	-	-	739.00	1.00	1.20
Maximum	4,800.00	1.00	1.00	1.00	1,750.00	2.50	19.20
Count	100.00	100.00	100.00	100.00	100.00	100.00	100.00

Apartment Rental Prices In Dallas

There are many questions in a graduating students mind such as “Will I get that job?” and “Where will I live?”

We wanted to predict apartment rental prices in Dallas to give students an idea of what their living expenses could be.

We found that an apartment's distance from downtown Dallas and if the apartment has a pool are two factors that decrease the apartment's overall rental price.

Mandi Lovett, Spring 2011 Eco Stats 339.001, Ryan Phelps

Apartments in Nacogdoches Predicted Rental Prices.

Apartment	Wash/Dry	Furnished	Sq. ft	Bath	Pool	Dis. DT (miles)	Predicted Price
Grove 2 bed	1	1	763	1	1	2.6	715.578
Grove 3 bed	1	1	1200	1	1	2.6	1462.848
Legends 1bed	0.5	1	675	1	1	1.2	578.276
Legends 2bed	0.5	1	1150	1	1	1.2	1390.526
Legends 4bed	0.5	1	1488	1	1	1.2	1968.506

Actual Apartment Prices

Apartment	Price
Grove-2bed	\$585
Grove-3bed	\$545
Legend-1bed	\$699
Legend-2bed	\$590
Legend-4bed	\$540

Regression Analysis

Regression Statistics	
Multiple R	0.860
R Square	0.740
Adjusted R Square	0.723
Standard Error	307.968
Observations	100

	Coefficients	Std Error	t Stat	P-value	Lower 95%	Upper 95%
Intercept	47.18	278.86	0.17	0.87	-506.57	600.93
Pool	-337.15	88.01	-3.83	0.00	-511.92	-162.39
Washer /Dryer	91.44	68.31	1.34	0.18	-44.20	227.08
Furnished	-197.35	130.00	-1.52	0.13	-455.51	60.81
Sq. Footage	1.71	0.20	8.38	0.00	1.31	2.12
Bathrooms	-43.89	106.94	-0.41	0.68	-256.26	168.47
Dis from DT In Miles	-42.07	5.79	-7.27	0.00	-53.57	-30.57